Hurst Estate Agents

Flat 2, The Old Exchange, New Pond Road, Holmer Green, Bucks, HP15 6SU

£350,000

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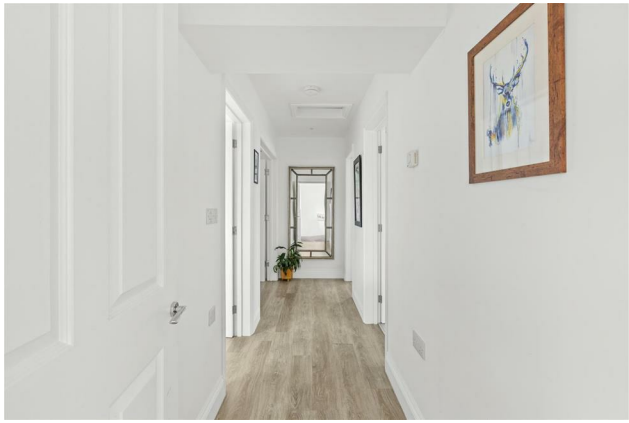
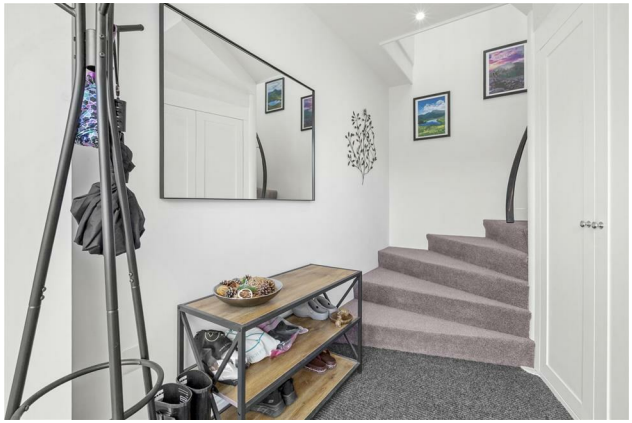
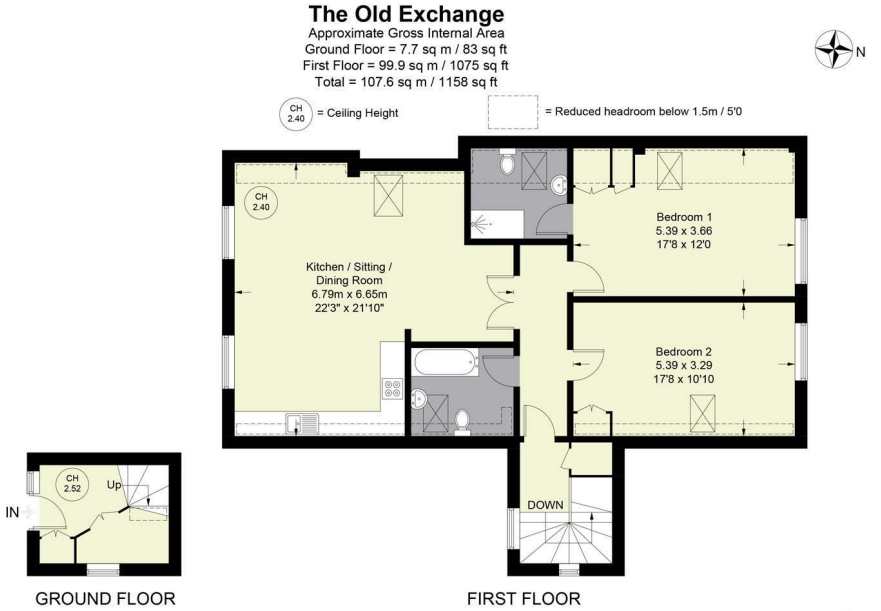
An extremely spacious and sought-after, first floor two bedroom apartment that has been extremely well cared for and improved upon by its current owner and is offered in Excellent condition throughout. The property is located within the popular village of Holmer Green and is over 1150sqft in size offering two huge double bedrooms and comes with the added bonus of owning a share of the freehold and the remainder of a 200 year lease. The property is just a short walk from the local parade of shops, including a superb little cafe called The Square, along with other independent shops and food outlets, as well as a convenience stores. The property is also perfect for those looking to commute with Great Missenden, High Wycombe and Amersham Train and Tube stations all within a short drive of the property. The accommodation includes; entrance hall with stairs leading to the first floor, large open plan lounge/diner/modern fitted kitchen which provides ample space and feels like three different areas as opposed to just one room, principal bedroom with en-suite shower room, further double bedroom and family bathroom. The property also benefits from; modern gas central heating, UPVC double glazing, allocated parking, no ground round, share of freehold and 191 years remaining on the lease. This would make an ideal first time purchase and an internal viewing is highly recommended. The chain above is short and completely in place.

LEASE INFORMATION - LEASE LENGTH 200 YEARS WITH 191 YEARS REMAINING, GROUND RENT £0, SERVICE CHARGE £1,600 PER ANNUM (APPROXIMATELY). Council tax band D

HUGE TWO BEDROOM APARTMENT
SOUGHT-AFTER VILLAGE LOCATION
GAS CENTRAL HEATING
ALLOCATED PARKING
SHARE OF FREEHOLD
191 YEARS REMAINING ON A 200 YEAR LEASE
LARGE AIRY OPEN PLAN LIVING SPACE
PRINCIPAL BEDROOM WITH EN-SUITE
DOUBLE GLAZED
IDEAL FIRST TIME PURCHASE







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Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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